Rezoning Application

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
Zoning-Planning@JoplinMO.org

Office Use Only
Case No.: 005-26
Filing Fee: $600.00
Received: 12/5/25
Date Advertised:
Proj. No.: 26-006
Public Hearing Date: 1/12/26

Applicant: Wayne Stephenson - GB Engineering Phone No.: 417-825-5291

Address: 420 S. Main Street, Suite A, Joplin MO 64801 Email: Wayne@GBCivil.com

Owner: Specialty Foods, Inc - Jose Bravo Phone No.: 417-623-2222

Address: 3232 Enterprise Ave, Joplin MO 64801 Email: joseb@specfoodinc.com

Location of Property: NW corner of the intersection of Industrial Park Road and E. Kennedy Lane

Present Use of Property: Vacant Land & two (2) residential homes in poor shape

Proposed Use of Property: Tractor Trailer Parking and Trailer Exchange

Current Zoning: C3 & R1 Requested Zoning: M2-PD

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Vacant Land	C3
South	Public Right-of-Way (E Kennedy Lane)	n/a
East	Public Right-of-Way (N Industrial Road)	n/a
West	Vacant Land	C3

Character of the Neighborhood: Industrial Park with warehouses and trailers. Vacant wooded land with a couple of houses in poor condition that will be removed

Relationship to Existing Zoning Pattern:

Yes	No	
☐	☒	Would proposed change create a small, isolated district unrelated to surrounding districts?
☒	☐	Are there substantial reasons why the property cannot be used in accord with existing zoning?

If yes, explain: The project is considered off-site parking with outdoor storage

The main Specialty Foods campus / warehouse is located two lots north of the site

The property is currently residential (R1) and commercial (c3), the proposed use requires M2.

Conformance with Comprehensive Plan:

Yes	No	
☒	☐	Consistent with Development Policies?
☒	☐	Consistent with Future Land Use Map?

Traffic Conditions:

Yes	No	
☐	☒	Will turning movements caused by the proposed use create an undue traffic hazard?

Street(s) with Access to Property: N. Industrial Road (to the east) it should be noted that Truck traffic is not permitted on E Kennedy Lane (to the south)

Classification of Street(s):

Arterial ☐ Collector ☐ Local ☒

Right-of-Way Width: 60'

Subdivision Platting:

Yes	No	
☐	☒	Is platting required?
☒	☐	Are lots appropriately sized?
☒	☐	Is street right-of-way appropriately sized?

☒ ☐ Are drainage and utility easements adequately sized and provided?

Additional Platting Comments: _____

Unique Characteristic of Property and/or Additional Comment:

The proposed location is the south end of the Joplin-Webb City Industrial Park, and is expected to be a part of the industrial park according to future land use maps. The area is vacant land with one single family rental house to be removed.

Submission of Documents: The following documents are **required** at time of submission.

Yes	No	
☒	☐	Completed and signed application.
☒	☐	One copy of a legal description of the property proposed to be rezoned from a deed or certified survey. Must be legible.
☒	☐	One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may affect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.
☐	☒	Owner Affidavit and Agent Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned.

Applications that are incomplete or missing required documents will not be processed or scheduled on an agenda to the Planning & Zoning Commission until corrected and resubmitted.

Signature: Jose E Bravo **Date:** 12/05/25

Property Location: 5 tracts of land at the NW corner of East Kennedy Lane and Industrial Park Road

See attached legal descriptions.

Reasoning Statement for Rezone:

The five (5) separate tracts of land currently have mixed zoning of both C3 and R1. This land is part of a future land use map shows this land to be included in the Joplin-Webb City Industrial Park located to the north, thus requiring M2-PD zoning.

The proposed development will be for parking and transferring of tractors, trailers, and drivers. The main Specialty Foods facility is located approximately 800' north of the proposed trailer parking location. Proposing the offsite parking from the main facility requires the "PD" - Planned Development designation and review.

No adverse impacts to the exiting traffic patterns or surrounding roadway network are anticipated. Truck Traffic is not allowed on Kennedy Lane. Therefore, the trucks that are currently using the main facility road, will travel 800' south on Industrial to the new parking area.

No fire protection issue foreseen with the proposed parking lot for tractors and trailers. Adequate fire protection will be investigated with local fire protection agencies and emergency personnel during City plan review.

The proposed development will match the surrounding industrial park development to the north. This land is part of a master land use map to be a part of the industrial park. The land across Kennedy Lane is actually within the City Limits of Webb City and is not currently not developed.

Allowing the rezone will allow Specialty Foods to increase their employees and distribution network by allocating more tractors, trailers, and drivers to the business operations.

Parcel ID # 15903030003013001

Vacant - Zoned C3
3101 Rangeline – (Tract 2)



Commencing at the Southeast corner of the South 1/2 of the North 1/2 of Lot Numbered 2 in the Southwest 1/4 of Section 30, Township 28, Range 32, Jasper County, Missouri; thence North 200 feet to the Point of Beginning; thence South 89°54'40" West a distance of 1112.9 feet; thence North 125 feet; thence North 89°54'40" East a distance of 1112.9 feet; thence South 125 feet to the Point of Beginning, except any part taken or deeded for road purposes.

Parcel ID # 15903030003009000

3117 Kennedy Lane - Zoned R1



Beginning at the Southwest corner of the South half of the North half of Lot 2 in the Southwest quarter of Section 30, Township 28, Range 32, Thence East 630.42 feet to beginning point, thence North 200 feet, thence East 82.25 feet; thence South 200 feet, Thence West 82.25 feet to beginning, now in the City of Joplin, Jasper County, Missouri,

And, all that part of the South half (S 1/2) of the North half (N 1/2) of Lot Numbered Two (2) in the Southwest fractional quarter (SW frt 1/4) of Section 30, Township 28, Range 32, in the City of Joplin, Jasper County, Missouri, described as commencing at the Southwest corner of the South half of the North half of Lot 2 in the Southwest fractional quarter of Section 30, thence East along the South line of the South half of the North half of said Lot 2 a distance of 555.42 feet to the Point of Beginning, thence North 0° 07' 20" East 200.00 feet, thence East 75.00 feet, thence South 0° 07' 20" West 200.00 feet, thence West 75.00 feet to the Point of Beginning;

Except any part taken or deeded for road purposes.

Parcel ID # 15903030003010000

Vacant – R1



ALL OF THAT PART OF THE SOUTH ONE-HALF OF THE NORTHWEST QUARTER OF THE SOUTWEST QUARTER OF SECTION 30, TOWNSHIP 28, RANGE 32, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING 290.4 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTH ONE-HALF OF THE NORTH ONE-HALF OF LOT NUMBERED TWO (2) OF THE SOUTHWEST FRACTIONAL QUARTER, THENCE NORTH 200 FEET, THENCE WEST 403.27 FEET, THENCE SOUTH 200 FEET, THENCE EAST TO THE POINT OF BEGINNING, EXCEPT THE EAST 80 FEET THEREOF, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI

Parcel ID # 15903030003011000

Vacant – C3



ALL THAT PART OF THE SOUTH ½ OF THE NORTH ½ OF LOT #2 IN THE SOUTHWEST FRACTIONAL ¼ OF SECTION 30, TOWNSHIP 28, RANGE 32, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTH ½ OF THE NORTH ½ OF LOT #2 IN THE SOUTHWEST FRACTIONAL ¼ OF SECTION 30, THENCE WEST ALONG THE SOUTH LINE THEREOF 172 FEET TO THE POINT OF BEGINNING; THENCE WEST ALONG SAID LINE 118.4 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN MISSOURI WARRANTY DEED RECORDED IN BOOK 1381 AT PAGE 948; THENCE N 0°07'E ALONG THE EAST LINE OF SAID TRACT PARALLEL WITH THE EAST LINE OF SAID LOT #2 IN THE SOUTHWEST FRACTIONAL ¼ A DISTANCE OF 200 FEET TO THE NORTHEAST CORNER OF SAID DESCRIBED TRACT IN BOOK 1381 AT PAGE 948; THENCE EAST 118.4 FEET TO A POINT BEING 172 FEET WEST OF THE EAST LINE OF SAID LOT #2 IN THE SOUTHWEST FRACTIONAL ¼; THENCE S 0°07' W 200 FEET TO THE POINT OF BEGINNING; EXCEPT THE SOUTH 15 FEET THEREOF FOR KENNEDY LANE RIGHT OF WAY.
AND
ALL OF THE EAST 80 FEET OF THE FOLLOWING DESCRIBED TRACT: THAT PART OF THE SOUTH ½ OF THE NORTHWEST ¼ OF THE SOUTHWEST FRACTIONAL ¼ OF SECTION 30, TOWNSHIP 28, RANGE 32, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, DESCRIBED AS COMMENCING 290.04 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTH ½ OF THE NORTH ½ OF LOT #2 OF THE SOUTHWEST FRACTIONAL ¼, THENCE NORTH 200 FEET, THENCE WEST 403.27 FEET, THENCE SOUTH 200 FEET, THENCE EAST TO THE POINT OF BEGINNING, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND EXCEPT ANY PART DEEDED FOR HIGHWAY OR ROAD PURPOSES.

Parcel ID # 15903030003012000

3213 Kennedy Lane – Zoned R1



ALL THAT PART OF THE SOUTH ONE-HALF (S1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 30, TOWNSHIP 28, RANGE 32, JASPER COUNTY, MISSOURI, COMMENCING 660 FEET SOUTH AND 1127.93 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTH ONE-HALF (S1/2) OF THE NORTH ONE-HALF (N1/2) OF LOT NUMBERED TWO (2) OF THE SOUTHWEST QUARTER (SW1/4), THENCE EAST 290.4 FEET, THENCE NORTH 200 FEET, THENCE WEST 290.4 FEET, THENCE SOUTH TO THE POINT OF BEGINNING.